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COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

Tentative Notice of Action

MEETING DATE February 15, 2013 EFFECTIVE DATE March 1, 2013	CONTACT/PHONE Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	APPLICANT Waste Connections, Inc.	FILE NO. DRC2012-00030
SUBJECT Hearing to consider a request by Corral de Piedra Land Company (Waste Connections) for a Minor Use Permit to allow a 39, 950 square foot outdoor storage yard for consolidation of San Luis Garbage and South County Sanitary waste collection services. The project does not involve the construction of any new buildings, but will include the remodel of the existing structures to meet current building codes and tenant improvements for the proposed uses. The proposed project is within the Industrial land use category and is located at 4388 Old Santa Fe Road, adjacent to the San Luis Obispo Regional Airport, also adjacent to the southeastern city limits of San Luis Obispo. The site is in the San Luis Obispo planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2012-00030 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A General Rule Exemption was issued on January 14, 2013 (ED12-107).			
LAND USE CATEGORY Industrial	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 076-371-025, 076-371-031	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: Planning Impact Areas; Airport Review Area; Water Supply; Dry Sewer/Water Facilities; Septic Systems Maintenance; Use Limitation Disclosure; Limitation on Use; Street Setbacks; Landscaping <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Allowable Uses; Permit Level; Exterior Lighting; Explosive, Combustible and Flammable Materials; Fencing and Screening; Height; Minimum Site Area; Noise; Setbacks; Solid Waste Collection; Underground Utilities; Inclusionary Housing; Landscaping; Parking; Signage; Fire Safety <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on March 1, 2013, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Existing office, metal buildings, paint booth			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Recreation/Chevron Tank Farm <i>East:</i> Public Facilities/San Luis Obispo County Regional Airport <i>South:</i> Public Facilities/San Luis Obispo County Regional Airport <i>West:</i> Agriculture/Undeveloped			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, CalFire, Airport Land Use Commission (ALUC), Air Pollution Control District (APCD), Cal Trans, City of San Luis Obispo	
TOPOGRAPHY: Mostly level	VEGETATION: Grasses
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: November 12, 2013

DISCUSSION*Project History*

The current proposal is for the consolidation of two garbage companies currently located in the City of San Luis Obispo and Grover Beach to the proposed 12.53 acre site adjacent to the San Luis Obispo County Regional Airport. The project will provide one location for 88 garbage trucks, a maintenance facility, outdoor storage yard and administrative offices. No new structures are included with the proposal; minor tenant improvements will be completed to bring the existing buildings up to current building code. In addition, a new break room and meeting room for the drivers will be added to the existing metal building on the northern portion of the property. Please see the attached project description provided by the applicant for specifics on operational details.

The subject property was previously owned by CB&I and Trusco Tank and used as an outdoor storage yard and site for manufacturing steel tanks. A phased Conditional Use Permit (CUP) (DRC2008-00121) for six new industrial buildings was approved by the Planning Commission in 2010, but the project was never constructed and the CUP subsequently expired.

PLANNING AREA STANDARDS*Planning Impact Areas*

The project site is located in the Planning Impact Area for the City of San Luis Obispo. A referral was provided to the City. Their response is attached to this report, and includes a requirement for payment of the project's fair share of the City's Transportation impact fee, Airport Area Specific Plan add-on fee, and Los Osos Valley Road Interchange Fee. These fees would be in addition to the County-required road fee for projects occurring in the unincorporated portion of San Luis Obispo. In compliance with the County's Memorandum of Agreement with the City, staff is recommending that the project be conditioned to contribute towards the City's impact fee.

The referral response also includes recommended truck routes, and the development of an employee trip reduction plan. These items have been included as conditions of approval for the project.

Airport Review Area

The project site is located within the Airport Review Area. A referral was sent to the airport manager and Airport Land Use Commission (ALUC). No formal response has been provided, however, the assistant airport manager mentioned that some lighting was installed that is not in compliance with airport safety standards. A condition has been added for all lighting to be reviewed for compliance by the airport manager prior to occupancy of the project.

No new structures are proposed with the project, so the primary issue of ensuring density (occupancy of the buildings) is in compliance with the Airport Land Use Plan has been satisfied. The site is located in Airport Safety Areas S-1b and the Runway Protection Zone (RPZ) which means the property is adjacent to airport operations and aircraft are frequently less than 500 feet

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above ground level. The allowable density for projects within the S-1b safety area is 40 people per acre, within the RPZ, the density is 5 people per acre. Approximately 3.7 acres of the site is within the RPZ, which equates to 19 people. Approximately 8.8 acres of the property is within safety area S1-b, which would allow up to 353 people. According to the applicant's project description, the maximum number of employees on the site at any one time is 140, which is well below the standard in the Airport Land Use Plan. The majority of the time, the number of people/employees on the property would be limited to mechanical staff and office employees, as the drivers are only on the site in the morning to receive their assignments and in the afternoon once their routes are completed.

Water Supply

Water service is to be provided by a private on-site well or community water system. *The project site will be served by a private on-site well, which meets this standard.*

Dry Sewer/Water Facilities

Water and septic facilities are required to be designed to facilitate future connection to the City's water and sewer system upon annexation. *Because the proposal does not include any new structures, staff is not recommending any conditions relative to this standard.*

Septic Systems Maintenance

Annual inspection and maintenance of septic systems is required. *The proposal includes an upgrade to the existing wastewater system. In addition, staff recommends inclusion of a condition of approval to satisfy this requirement.*

Limitation on Use

Outdoor storage yards and offices, which are the proposed uses on the property, are listed as an allowable uses in the Industrial land use category, within the San Luis Obispo airport area.

Landscaping

Screening of outdoor storage and loading and parking areas by native or drought-tolerant plants is required. Additionally, street trees are required to be planted along the project site's road frontage. *Staff recommends that the project be conditioned to provide landscaping plans to satisfy this standard.*

LAND USE ORDINANCE STANDARDS*General Property Development Standards*

Allowable Uses – According to Land Use Ordinance Table 2-2, "Outdoor Storage Yards" and offices are considered allowable uses in the Industrial land use category.

Permit Level – Minor Use Permit approval is required to authorize an outdoor storage yard less than 40,000 square feet, a storage yard of 39,950 square feet is proposed.

Exterior Lighting – Staff recommends that the project be conditioned to develop an exterior lighting plan for the property. Exterior lighting plans will be reviewed for consistency with ordinance standards as part of the construction permit process and be reviewed by the Airport Manager to ensure consistency with airport safety standards.

Explosive, Flammable, and Combustible Materials – Storage of explosive, flammable, and/or combustible materials in quantities regulated by the Land Use Ordinance is not proposed, however, according to the referral response received from the Environmental Health Department, the applicant will need to amend their Hazardous Materials Business Plan to, at

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a minimum, change the regulatory authority from the City of San Luis Obispo to the County's Environmental Health Department.

Fencing and Screening – The project site is bounded on three sides (north, west, and east) by the County Airport. The project site also has approximately 300 feet of frontage along Old Santa Fe Road near its terminus. The subject parcel is bounded on the south by a storage yard and a manufacturing operation. The following table describes adjacent uses, existing screening, and required fencing improvements:

Direction	Use	Existing Screening	Requirement
North	Runway <i>County Airport</i>	Non-slatted chain link fencing	Upgrade to solid fencing
West	Vacant (future parking / hangars) <i>County Airport</i>	Non-slatted chain link	Upgrade to solid fencing
South	Manufacturing, offices	No fencing	Solid fencing needed
South	Outdoor storage <i>Earth Systems Pacific</i>	Dense evergreen vegetation	No change needed
South	Manufacturing, offices <i>Alltec Manufacturing</i>	Evergreen vegetation	No change needed
East	Santa Fe Road, runway, hangars <i>County Airport</i>	Slatted chain link, plus shrubs	No change needed

Outdoor storage yards are required to be fenced and screened on all sides. The project site is presently fenced/screened along Old Santa Fe Road with a slatted chain link fence and evergreen shrubs. Non-slatted chain link fencing is located along the northerly and westerly property lines, both of which abut County Airport lands. The southerly property line is fenced and screened with permanent evergreen vegetation where abutting other private ownership. The portion of the southerly property line abutting the other parcel that is part of this project is left open since both parcels are to be used as one project site.

Adherence to fencing and screening requirements would necessitate that the applicant install approximately 1,720 feet of solid fencing. The fencing would need to be constructed along the northerly and westerly property boundaries, where the project site abuts the County Airport. Additionally, fencing would need to be added to the portion of the southerly property line where the project site abuts the other parcel that is part of this proposal.

Staff recommends that the fencing and screening requirements be modified pursuant to Title 22, Section 22.10.080, B. 4. – Modifications of fencing and screening requirements, which allows the standards in that section to be waived or modified through a Minor Use Permit. This recommendation is on the basis that the project site is:

- Located in an industrial park and surrounded by industrial-related uses.
- Bounded on three sides by the County Airport.
- Already appropriately screened from Old Santa Fe Road, the only abutting public road.
- Operated in concert with the other parcel that is part of this proposal, which is already appropriately screened.

Further discussion on the fencing modification is discussed in the "Modifications" section of this report.

Minimum Site Area – No minimum site area is required for outdoor storage yards. The parcel is 12.53 acres in area, which is sufficient to accommodate on-site water and septic systems.

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Noise – The operation of the solid waste disposal business is required to comply with noise limitations. The project site is located in an industrial park area and is surrounded on three sides by land owned and operated by the County Airport. The nearest sensitive receptor is a residence located at the southeast corner of Buckley and Davenport Creek Roads, which is approximately one-third of a mile south of the project site.

Setbacks – A 25-foot front setback is required. No side or rear setbacks are required. No new structures are proposed, existing structures meet minimum setbacks.

Solid Waste Collection – A condition of approval is proposed to require a trash enclosure for solid waste collection.

Underground Utilities – Undergrounding of utilities is not required on sites larger than 5 acres.

Inclusionary Housing

Because the project does not involve the construction of any new buildings and will not involve additions or alterations to existing buildings exceeding 5,000 square feet, these standards do not apply to this project.

Landscaping Plans

The site is presently landscaped with a lawn area, ground cover and some trees along the Old Santa Fe Road frontage that faces south. Low trees and shrubs are planted along the Old Santa Fe Road frontage facing the airport property. No landscape plans were submitted as part of the application. Staff recommends inclusion of a condition of approval requiring landscaping plans to comply with Chapter 22.16 requirements primarily providing for landscaping along the Old Santa Fe Road frontage facing south to provide some street trees along that frontage and replacing some of the groundcover that is not well established.

Parking

Parking calculations are evaluated in the table below.

Use	Ratio	Area	Requirement
Storage Yard	None, adequate usable area to accommodate employee and user parking needs on-site	n/a	0 spaces
Office Use	1 space per 400 square feet	5,000 sq. ft.	13 spaces
Indoor use (Mechanical Work Areas)	1 space per 500 square feet of active use area	16,382 sqft	32 spaces
TOTAL			45 spaces

The parking calculations are based on 5,000 square feet of office and the mechanics building adjacent to the office. The paint booth building and driver meeting room were not included in the calculations because they will be utilized by staff that will be using the mechanical building or use the employee parking area designated at the northeastern property boundary. Presently, the site has 62 parking spaces with additional area provided for employee parking on the northeastern property boundary (please see attached site plan).

The Land Use Ordinance also requires that bicycle parking be provided at a ratio of one bicycle rack space for every 10 parking spaces. Based on this, staff is recommending inclusion of a condition requiring that the applicant install bicycle racks to accommodate a minimum of five bicycles.

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Signage

No additional signage is proposed as part of this project. Any future signage would need to obtain a sign permit from County Planning and comply with ordinance standards.

COMBINING DESIGNATIONS

Airport Review Area

No comments were received from the Airport Land Use Commission (ALUC); however, the previously approved Conditional Use Permit for six industrial buildings was reviewed by the ALUC and found consistent with Airport Land Use Plan (ALUP). Given that this project does not involve the construction of new buildings and will be well below the density set forth in the ALUP, the project is considered consistent with the ALUP. The applicant will be required to grant an avigation easement prior to occupancy.

MODIFICATIONS

Fencing and Screening

The applicant is requesting a modification to the requirement for solid fencing around the perimeter of the project site. This modification would allow the existing chain link fencing to remain and would not require fencing to be installed at the shared property line of the two parcels that together make up the project site. Staff supports the granting of the modification due to the following site-specific considerations:

- Solid fencing/screening on the northerly and westerly property lines is unnecessary, as these property lines are bounded by the San Luis Obispo County Regional Airport. Placing solid fencing would be ineffective at this location, because screening the site from the adjacent use (i.e. approaching and departing airplanes) would be impossible.
- Screening along the northerly property line with tall, dense, evergreen landscaping would be potentially incompatible with Airport Land Use Plan restrictions, as this screening would need to occur within the Runway Protection Zone.
- Solid fencing/screening on the southerly property line bordering the parcel with the proposed office and mechanical building is unnecessary and ineffective, as the two parcels will be operated in common.

ENVIRONMENTAL DETERMINATION

General Rule Exemption

The Environmental Coordinator's Office has issued a General Rule Exemption for this project. A General Rule Exemption may be granted where it can be seen with certainty that a project will not have a significant impact on the environment. No new buildings will be constructed with the proposal. No new vehicle trips will be added to the existing circulation system and the majority of trips are off-peak hour. The level and scale of development proposed is consistent with the level of development anticipated in the Industrial land use category in the San Luis Obispo Area Plan.

AGENCY REVIEW

Public Works – Recommended truck routes to be included in the conditions of approval

Environmental Health – Applicant to revise their Hazardous Materials Business Plan

Cal Fire – No comments received

ALUC – No comments received

APCD – Better location than current, air quality impacts below thresholds requiring mitigation

Cal Trans – Majority of trips off-peak hour, no mitigation measures necessary

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CalTrans Division of Aeronautics – FAA review required for RPZ, make sure density is not increasing, and ensure project is not on Airport property

City of San Luis Obispo – Recommends payment of project's fair share Citywide Transportation Impact Fee, Airport Area Specific Plan Add-on Fee, Los Osos Valley Road Interchange Fee, and also recommends truck routes and an implementation of an employee trip reduction plan

LEGAL LOT STATUS

The two lots were legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs
and reviewed by Bill Robeson, Supervising Planner

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EXHIBIT A - FINDINGS

Environmental Determination

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the outdoor storage yard and offices for a solid waste disposal company does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the outdoor storage yard and offices for a solid waste disposal company is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project is located on Old Santa Fe Road, a local road constructed to a level able to handle any additional traffic associated with the project.

Adjustments

- G. Modification of the fencing/screening standards required by Land Use Ordinance Section 22.10.080 is justified because characteristics of the site and abutting uses would make the required fencing/screening unnecessary and ineffective. This situation exists, because:
- a. *Adjacent to the airport* – The project site abuts the County Airport on its northerly and westerly property boundaries. Solid fencing constructed at a height of 6 feet at the property line would be ineffective in screening the project site from the uses occurring at the County Airport (i.e. approaching and departing airplanes). Screening with tall, dense, evergreen vegetation would be infeasible as the vegetation would need to be planted within the Runway Protection Zone (RPZ), and this would pose potential conflicts with the Airport Land Use Plan and Airport Master Plan which encourage retaining compatible open space within the RPZ.

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 Minor Use Permit DRC2012-00030/Waste Connections, Inc.
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EXHIBIT B - CONDITIONS OF APPROVAL
Minor Use Permit DRC2012-00030 (Waste Connections, Inc.)

Approved Project/Development

1. This approval authorizes
 - a. a 39,950 square foot outdoor storage yard for consolidation of San Luis Garbage and South County Sanitary waste collection services. The project does not involve the construction of any new buildings, but will include the remodel of the existing structures to meet current building codes and tenant improvements for the proposed uses.
 - b. The owner's garbage trucks shall use Old Santa Fe Road, Hoover Avenue and Buckley Road to access State Highway 227 for north and south routing when in the course of normal business operations. In addition, trucks shall not use Los Osos Valley Road (LOVR) or the interchange at US 101/LOVR as an access corridor and shall instead use the Prado Road on-ramp for northbound traffic. Truck entering US 101 southbound or exiting US 101 northbound should use the South Higuera Street on/off ramp or HWY 227 south to US 101. Trucks exiting US 101 southbound shall use the Madonna Street exit or South Higuera Street interchange for access. Vachell Lane/South Higuera Street shall not be used by the garbage trucks during normal business operations.
 - c. Modification to the requirement for solid fencing around the perimeter of the project site. This modification would allow the existing chain link fencing to remain and would not require fencing to be installed at the shared property line of the two parcels that together make up the project site.

Conditions required to be completed at the time of application for construction permits***Site Development***

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan.

Fire Safety

3. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to, those outlined in the Fire Safety Plan prepared by Cal Fire for this proposed project.

Fees

4. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions required to be completed prior to establishment of use

5. **Prior to establishment of the use**, the applicant shall provide a landscape plan for review and approval by the Planning Department in accordance with Chapter 22.16 of the Land Use Ordinance. The plan, at a minimum, shall include street trees along the Old Santa Fe Road frontage facing south, and replacing groundcover along this frontage that is not adequately established. Landscaping in accordance with the approved landscaping plan shall be installed before **establishment of the use**. All landscaping shall be maintained in a viable condition in perpetuity.

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6. **Prior to establishment of the use**, the applicant shall provide details on any proposed exterior lighting. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. The lighting plan shall be reviewed and approved by the Airport Manager.
7. **Prior to establishment of the use**, the applicant shall provide a site plan showing the location and design of the trash enclosure pursuant to Section 22.10.150 of the Land Use Ordinance.
8. **Prior to establishment of the use**, the applicant shall provide bicycle racks to accommodate a minimum of five bicycles.

Services

9. **Prior to establishment of the use**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
10. **Prior to establishment of the use**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Fees

11. **Prior to issuance of occupancy permits at a date to be determined by the Public Works Director of the City of San Luis Obispo**, the project applicant shall pay the following traffic/transportation impact fees and calculated by the City of San Luis Obispo:
 - a. The projects fair share of the Citywide Transportation Impact Fee
 - b. The Project's fair share of the City Airport Area Specific Plan Add on Fee
 - c. The Projects fair share of the City Los Osos Valley Road Interchange fee which includes necessary improvements to Higuera at LOVR.

The fees shall be paid to the City of San Luis Obispo Public Works Department and shall be pro-rated to reflect the difference in land use intensity proposed by the project and netted for prior use on the subject property. The City is an intended third-party beneficiary to this condition and may directly enforce the terms of this condition against the applicant.

Avigation Easement

12. **Prior to establishment of the use**, the property owner shall grant an avigation easement to the County of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel.

Trip Reduction Plan

13. **Prior to establishment of the use**, the applicant shall provide a transportation management plan that outlines strategies for reducing vehicle trips for the project. The plan shall also identify a staff person responsible for implementing the plan.

Hazardous Materials Business Plan

14. **Prior to establishment of the use**, the applicant shall amend their existing Hazardous Materials Business Plan. This plan will, at a minimum, need to change the regulatory authority from the City of San Luis Obispo, to the County of San Luis Obispo Environmental Health Department.

Conditions required to be completed prior to final inspection or occupancy

15. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.
16. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

17. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
19. Per Land Use Ordinance standards, annual inspection and maintenance of septic systems is required. The applicant shall provide the Department of Planning and Building an annual report outlining the maintenance schedule for the wastewater system serving the project site.

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NOTICE OF GENERAL RULE EXEMPTION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

TO: County Clerk
County of San Luis Obispo

Office of Planning and Research
P.O. Box 3044, Rm 212
Sacramento, CA 95812-3044

ENVIRONMENTAL DETERMINATION NO. ED12-107 DATE: January 15, 2013

PROJECT DESCRIPTION

ENTITLEMENT & P/D NO: Minor Use Permit DRC2012-00030

PROJECT LOCATION: 4388 Old Santa Fe Road, San Luis Obispo, CA

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: _____

Minor Use Permit for a 39,950 square foot outdoor storage yard for Waste Connections trucks and containers within an existing fenced industrial yard. All existing structures, including an office building with shop area, paint booth building and metal building that will contain a driver meeting/break room to remain.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of San Luis Obispo (see above address)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Waste Connections, Inc.

EXEMPT STATUS/FINDINGS

This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment, therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

REASONS WHY PROJECT IS EXEMPT

The project is for an outdoor storage yard within an existing industrial complex. No additional structures will be constructed with the proposal. No significant visual impacts are expected because the project is located in an industrial land use category and does not involve any new construction beyond improvements to existing buildings to bring the buildings up to Uniform Building Code and provide for a meeting/breakroom for truck drivers. No significant impacts to air quality are expected because the proposal involves combining two separate garbage company sites; one in the City of San Luis Obispo, and one in Grover Beach, into one location. No new vehicle trips will be added and the majority of trips are off-peak hour. The City of San Luis Obispo, County Public Works and CalTrans were contacted regarding the project and they have no significant concerns with traffic and the proposed circulation routes (east on Buckley Road to Highway 227 - no truck access to Vachell Lane or Old Santa Fe Road from Buckley Road). The project site will be covered by an industrial Stormwater Pollution Prevention Plan (SWPPP). This plan will cover drainage and provide measures to manage stormwater on the site. Noise generated by the proposed use are not considered significant given the

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adjacent airport that operates 24 hours a day, seven days a week and other industrial uses in the vicinity. No measures beyond those required by county ordinances are necessary to address the environmental impacts associated with the proposed project.

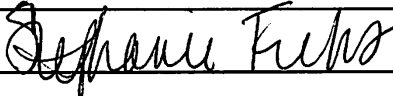
ADDITIONAL INFORMATION

Additional information pertaining to this notice of exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm. 200, San Luis Obispo, CA 93408, (805) 781-5600.

Lead Agency Contact Person**Telephone****If filed by applicant:**

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project?
Yes ☒ No ☐

Signature



Date

1/15/13

Name (Print) Stephanie Fuhs

STEPHANIE

Title: Planner

FUHS

3-14**REVIEW FOR EXEMPTION / ENVIRONMENTAL CHECKLIST**

Project Title & No: Corral de Piedra Land Company (Waste Connections, Inc.) Minor Use Permit DRC2012-00030

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the project involve substantial public controversy regarding environmental issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment, and is therefore exempt from CEQA.

Stephanie Fuhs

for Ellen Carroll, Environmental Coordinator

January 15, 2013

Date

3-15

3



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/6/2012

FR TO:

PW

NOV - 7 2012

TO

FROM: Stephanie Fuhs, Inland Team

PROJECT DESCRIPTION: DRC2012-00030 CORRAL DE PIEDRA LAND COMPANY- Minor Use Permit for a 35,950 sf outdoor storage yard for trucks and waste containers. 12.53 acre site located off Old Santa Fe Road in San Luis Obispo. APN: 076-371-025 and 031.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached Recommendation s.

Date

11-9-12

Name

P. Pauline

Phone

5271

3-16

DRC2012-00030

CORRAL DE PIE

MINOR USE PERMIT

39,950 SF OUTDOOR STORAGE YARD FOR
COMPANY TRUCKS AND WASTE

AR IND

SEF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☐ Plot Plan ☐ Zoning Clearance
☐ Site Plan ☒ Minor Use Permit ☐ Variance ☐ Other
☐ Conditional Use Permit/Development Plan ☐ Surface Mining/Reclamation Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Corral De Piedra Land Company Daytime Phone 805-543-2910
 Mailing Address 2295 Iron Point Rd. Ste 200 Folsom, CA Zip Code 95630
 Email Address: n/a

☐ Applicant Name Waste Connections, Inc. Daytime Phone 805-543-2910
 Mailing Address 2945 McMillan Ave #136, SLO, CA Zip Code 93401
 Email Address: _____

☒ Agent Name C.M. Florence AICP / Oasis Associates Daytime Phone 805-549-4501
 Mailing Address 3427 Miquelito Court, SLO, CA Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 12.53 acres Assessor Parcel Number(s): 076-371-025; 076-371-031
 Legal Description: Parcel A CO-75-434 (1976 Book 21 p.17; Parcel 2 COAL 76-101 (1976 Book 21 p. 6)
 Address of the project (if known): 4388 Old Santa Fe Road, San Luis Obispo, CA 93401
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Hoover Ave. turn East on Old Santa Fe Road. Site in on the left (second driveway).
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing office and manufacturing buildings with fenced dirt and gravel industrial yard.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Entitlement for 39,950 SF outdoor storage yard for company trucks and waste containers in existing fenced industrial yard.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date 12 Oct 12**FOR STAFF USE ONLY**

Reason for Land Use Permit: _____

3-17



**SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: November 6, 2012
To: Stephanie Fuhs, Inland Team
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2012-00030, Corral De Piedra Land Company
MUP, Old Santa Fe Rd, San Luis Obispo, APN 076-371-025, 031**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The project description and our recommended Access condition should mitigate peak hour trips to a level of minimal significant impact.

Recommended Project Conditions of Approval:

Access

1. The owner's garbage trucks must use Old Santa Fe Road, Hoover Avenue and Buckley Road to access State Highway 227 for north and south routing when in the course of normal business operations.

3-18CITY OF
SAN LUIS OBISPO

PUBLIC WORKS DEPARTMENT

919 PALM ST. 93401-3208

December 13, 2012

To: Phil Dunsmore, senior Planner**From:** Tim Bochum, Deputy director of Public Works**Subject:** County Referral – Waste Connections***General Comments***

The project consists of the consolidation of solid waste hauling and some recycling services for Waste Connections, Inc. (San Luis Garbage) from their San Luis Obispo and south County operations. The current San Luis operations are located at Victoria Avenue at Woodbridge. The proposed site is located along old Santa Fe Road in the County of San Luis Obispo.

Analyzing the project for potential traffic impacts is difficult and complicated due to the nature of the proposed operations, the existing traffic already in place with current operations being conducted from multiple County locations, lack of available information on traffic associated with the former use on the site (CB&I Constructors), and lack of detailed information on trip generation of similar uses by the Institute of Transportation Engineers (ITE).

Based upon information provided by the project applicant it appears that the proposed land use will be a more intense land use than the former CB&I business that owned/occupied the property. This conclusion is somewhat tempered by the fact that the project consolidates existing uses already in place in the County and also that the majority of the employee trips to and from the site take place outside of major peak traffic flow periods.

Therefore, although there will likely be more traffic being generated by the proposed use, and the existing trips that have been located elsewhere will now be centrally located using City intersections and streets, the impacts of the proposed project should be mitigated by the payment of existing City transportation impact fee programs and specific conditions of approval aimed at reducing use of currently impacted locations such as LOVR in front of the Los Verdes Condominiums and the peak periods at the intersection of Vachell Lane/S. Higuera.

Suggested Conditions of Approval for the project

1. Prior to issuance of occupancy permits the project the applicant shall pay the following traffic/transportation impact fees and calculated by the City of San Luis Obispo:
 - a. The projects fair share of the Citywide Transportation Impact Fee
 - b. The Project's fair share of the City Airport Area Specific Plan Add on Fee

3-19

- c. The Projects fair share of the City Los Osos Valley Road Interchange fee which includes necessary improvements to Higuera at LOVR.

The fees shall be paid to the City of San Luis Obispo Public Works Department and shall be pro-rated to reflect the difference in land use intensity proposed by the project and netted for prior use on the subject property.

- 2. Trucks and other large vehicles accessing the project site should not use Los Osos Valley Road or the interchange at US 101/LOVR as an access corridor. Trucks entering US 101 Northbound should use the Prado Road onramp; Trucks entering US 101 SB or exiting US 101 northbound should use either the South Higuera on/off ramp or use HWY 227 south to US 101. Trucks exiting US 101 Southbound should use the Madonna Street or South Higuera Street interchange as access.
- 3. Project related traffic should use alternative routes other than Vachell Lane/S. Higuera during morning, noon and PM peak travel periods. Alternative routes could include Santa Fe Road to Tank Farm Road and Broad Street/HWY 227.
- 4. The applicant should develop and implement an employee trip reduction plan to reduce individual occupant vehicle volumes to and from the site.

I am currently calculating the fair share calculations for the Fees identifies in COA #1 above and will transmit those under separate cover.

Please let me know if you have any questions on these conditions or background information.

3-20



3

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/6/2012

TO:

Enw. Health

FROM: Stephanie Fuhs, Inland Team

PROJECT DESCRIPTION: DRC2012-00030 CORRAL DE PIEDRA LAND COMPANY- Minor Use Permit for a 35,950 sf outdoor storage yard for trucks and waste containers. 12.53 acre site located off Old Santa Fe Road in San Luis Obispo. APN: 076-371-025 and 031.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Applicant will need an amended (new) Haz Materials Business plan. This will need to be submitted via the Public Portal. Regulating authority will switch from SLO city to SLO Co. EHS.

Date

11/15/12

Name

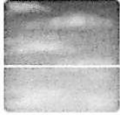
Phone

x5551

Applicant to contact Tricia Atkins in this office regarding any hazmat questions

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

3-21**Re: Fw: Referral for Minor Use Permit DRC2012-00030 (Corral de Piedra)** 

Melissa Guise to: Stephanie Fuhs

01/10/2013 06:01 PM

Cc: Aeron Arlin Genet

From: Melissa Guise/APCD/COSLO
 To: Stephanie Fuhs/Planning/COSLO@Wings
 Cc: Aeron Arlin Genet/APCD/COSLO@Wings

History: This message has been replied to.

Hi Stephanie,
 Based on the information provided I conducted a basic screening health risk assessment for the project looking at idling impacts and traveling impact. Both were less than our threshold.
 Hope this helps

Melissa Guise
 Air Quality Specialist
 San Luis Obispo County APCD
 805-781-4667

Stephanie Fuhs Hi Aeron and Melissa, Here's the project descrip... 01/09/2013 09:36:52 AM

From: Stephanie Fuhs/Planning/COSLO
 To: Aeron Arlin Genet/APCD/COSLO@Wings, Melissa Guise/APCD/COSLO@Wings
 Date: 01/09/2013 09:36 AM
 Subject: Re: Fw: Referral for Minor Use Permit DRC2012-00030 (Corral de Piedra)

Hi Aeron and Melissa,
 Here's the project description from the applicant. We didn't require a traffic study because PW, CalTrans and the City PW reviewed the proposal and didn't have any concerns as long as traffic did not use Old Santa Fe Road or Vachell Lane for truck routes. Hope this helps.

[attachment "waste connections_20130109102419.pdf" deleted by Melissa Guise/APCD/COSLO]

Stephanie Fuhs
 Planner
 County of San Luis Obispo
 805.781.5721 (office)
 805.781.1242 (fax)
 email: sfuhs@co.slo.ca.us
 website: sloplanning.org

Aeron Arlin Genet	Hi Stephanie - I did a quick look and this locatio...	01/08/2013 05:25:44 PM
Stephanie Fuhs	Hi Aeron, Thanks for getting back to me. The pr...	01/08/2013 09:56:47 AM
Aeron Arlin Genet	Hi Stephanie - I apologize for the delay in replyin...	01/07/2013 03:22:49 PM
Stephanie Fuhs	Hi Aeron, Happy New Year! Hope you had a go...	01/02/2013 11:29:33 AM

3-22
Re: Fw: Referral for Minor Use Permit DRC2012-00030 (Corral de Piedra)

Aeron Arlin Genet to: Stephanie Fuhs

01/08/2013 05:25 PM

 From: Aeron Arlin Genet/APCD/COSLO
 To: Stephanie Fuhs/Planning/COSLO@Wings

History: This message has been replied to.

Hi Stephanie - I did a quick look and this location appears to be a much better fit for waste haulers than where the San Luis Garbage is currently located (right next to residential). I've asked Melissa to dig a little deeper, but I believe we'll need more information to do that review. She'll follow up w/ you later tomorrow w/ her questions - but they're likely focused on fleet composition (# trucks, traffic study, etc) just to make sure we don't have any diesel risk impacts that are overlooked.

Aeron Arlin Genet
 Manager, Planning & Outreach Division
 SLO Co Air Pollution Control District
 phone: 805.781.5998
 fax: 805.781.1002
 www.slocleanair.org

Stephanie Fuhs Hi Aeron, Thanks for getting back to me. The pr... 01/08/2013 09:56:47 AM

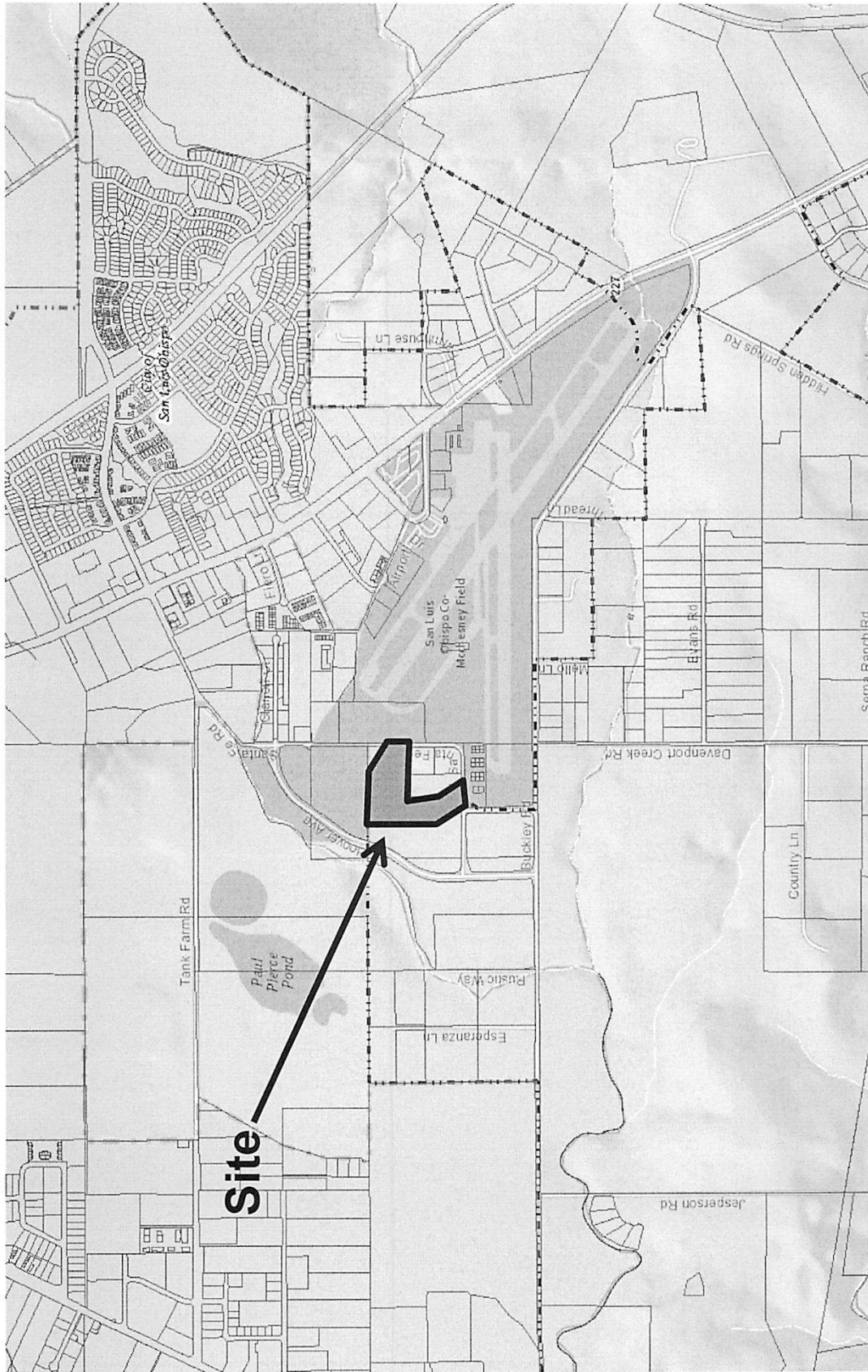
From: Stephanie Fuhs/Planning/COSLO
 To: Aeron Arlin Genet/APCD/COSLO@Wings
 Date: 01/08/2013 09:56 AM
 Subject: Re: Fw: Referral for Minor Use Permit DRC2012-00030 (Corral de Piedra)

Hi Aeron,
 Thanks for getting back to me. The project is moving San Luis Garbage from Victoria Street in SLO and south county sanitary from Grover Beach to this location just to the west of the airport. It will consolidate all of the trucks, mechanical and administrative staff at this site. The main concern on our end is that truck traffic will be from the site to Buckley out to 227 to points north and south. Not sure if that will cause more idling and then be a issue. No trucks will use Old Santa Fe Road or Vachell. Hope that helps, if there are any further questions, please let me know. Thanks.

[attachment "Waste Connections_Graphics Landscape.ppt" deleted by Aeron Arlin Genet/APCD/COSLO]

Stephanie Fuhs
 Planner
 County of San Luis Obispo
 805.781.5721 (office)
 805.781.1242 (fax)
 email: sfuhs@co.slo.ca.us
 website: sloplanning.org

Aeron Arlin Genet	Hi Stephanie - I apologize for the delay in replyin...	01/07/2013 03:22:49 PM
Stephanie Fuhs	Hi Aeron, Happy New Year! Hope you had a go...	01/02/2013 11:29:33 AM



EXHIBIT

Vicinity Map

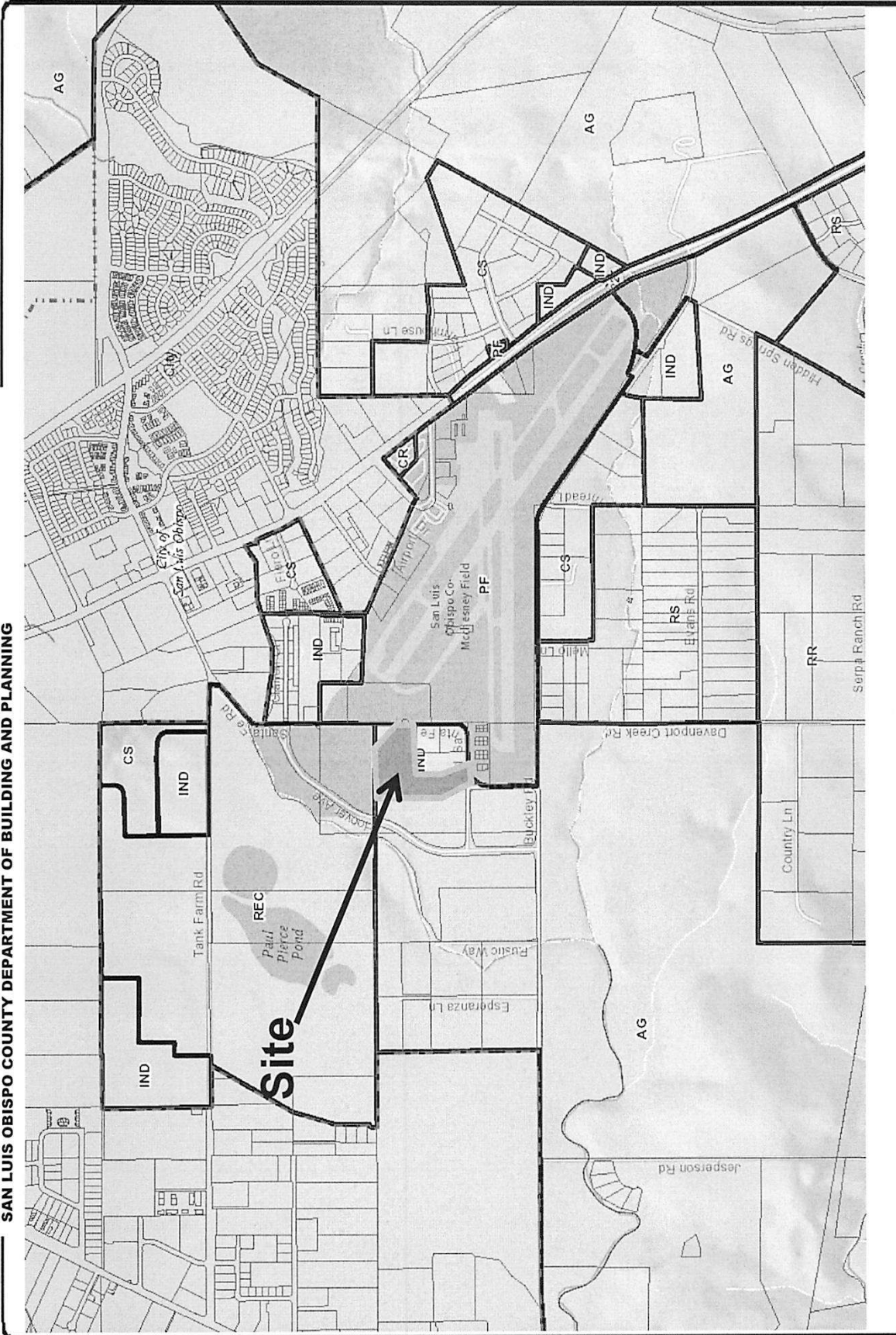


PROJECT

Waste Connections Minor Use Permit
DRC2012-00030

3-24

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EXHIBIT

Land Use Category Map

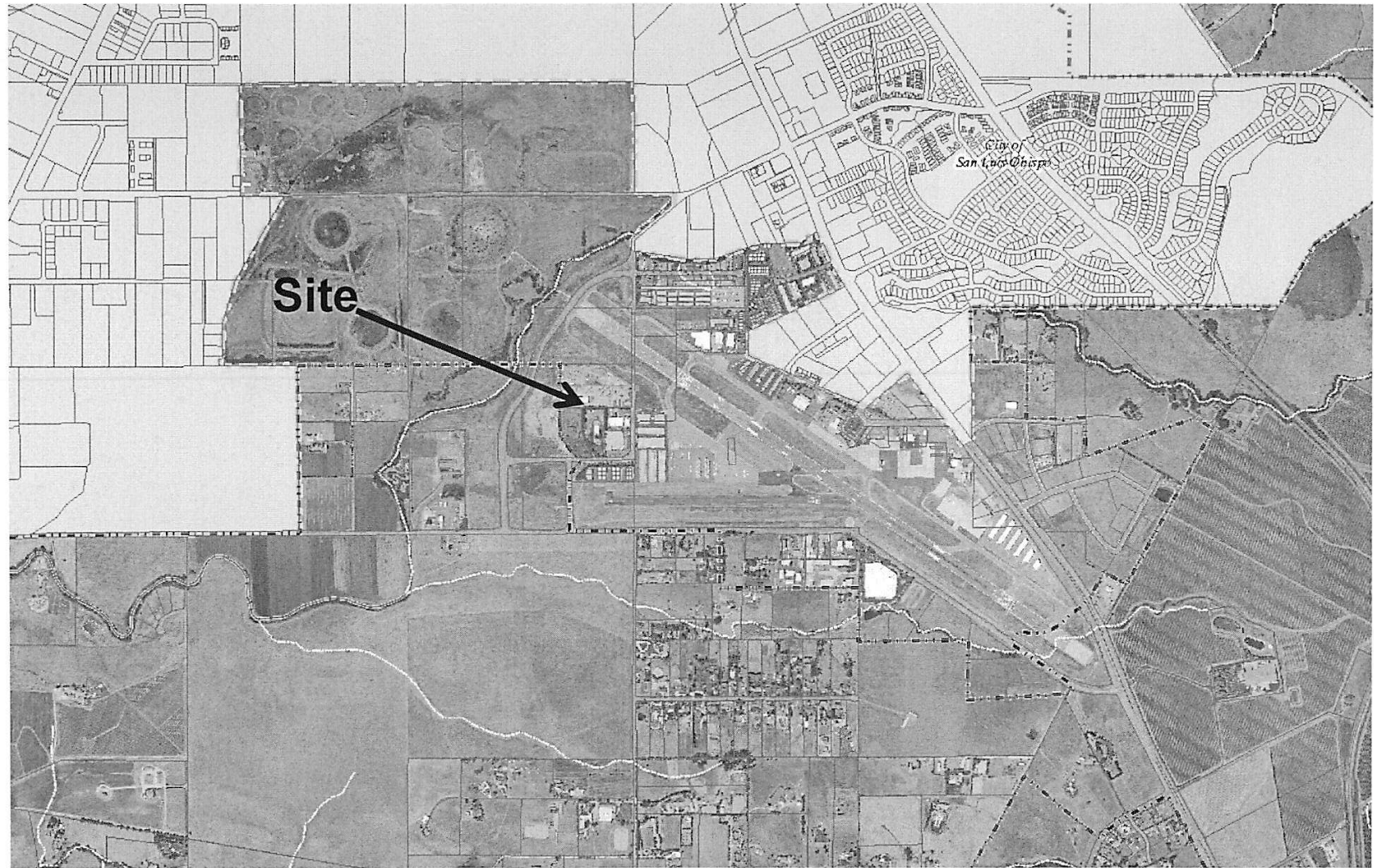


PROJECT

Waste Connections Minor Use Permit
DRC2012-00030

3-25

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
Waste Connections Minor Use Permit
DRC2012-00030



EXHIBIT
Aerial Photograph

3-26

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EXHIBIT

Aerial Photograph

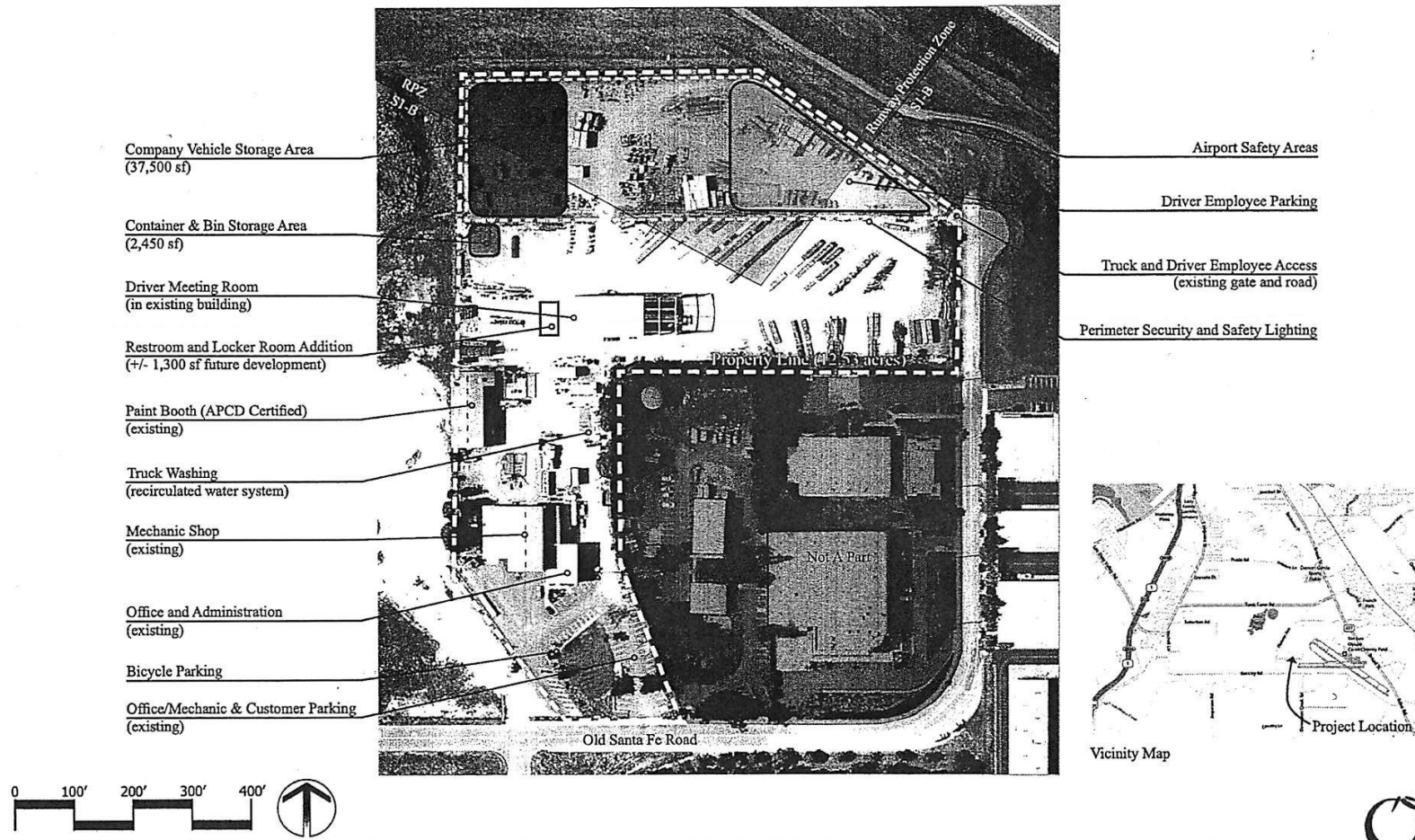


PROJECT

Waste Connections Minor Use Permit
DRC2012-00030

3-27

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

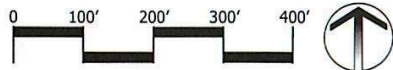
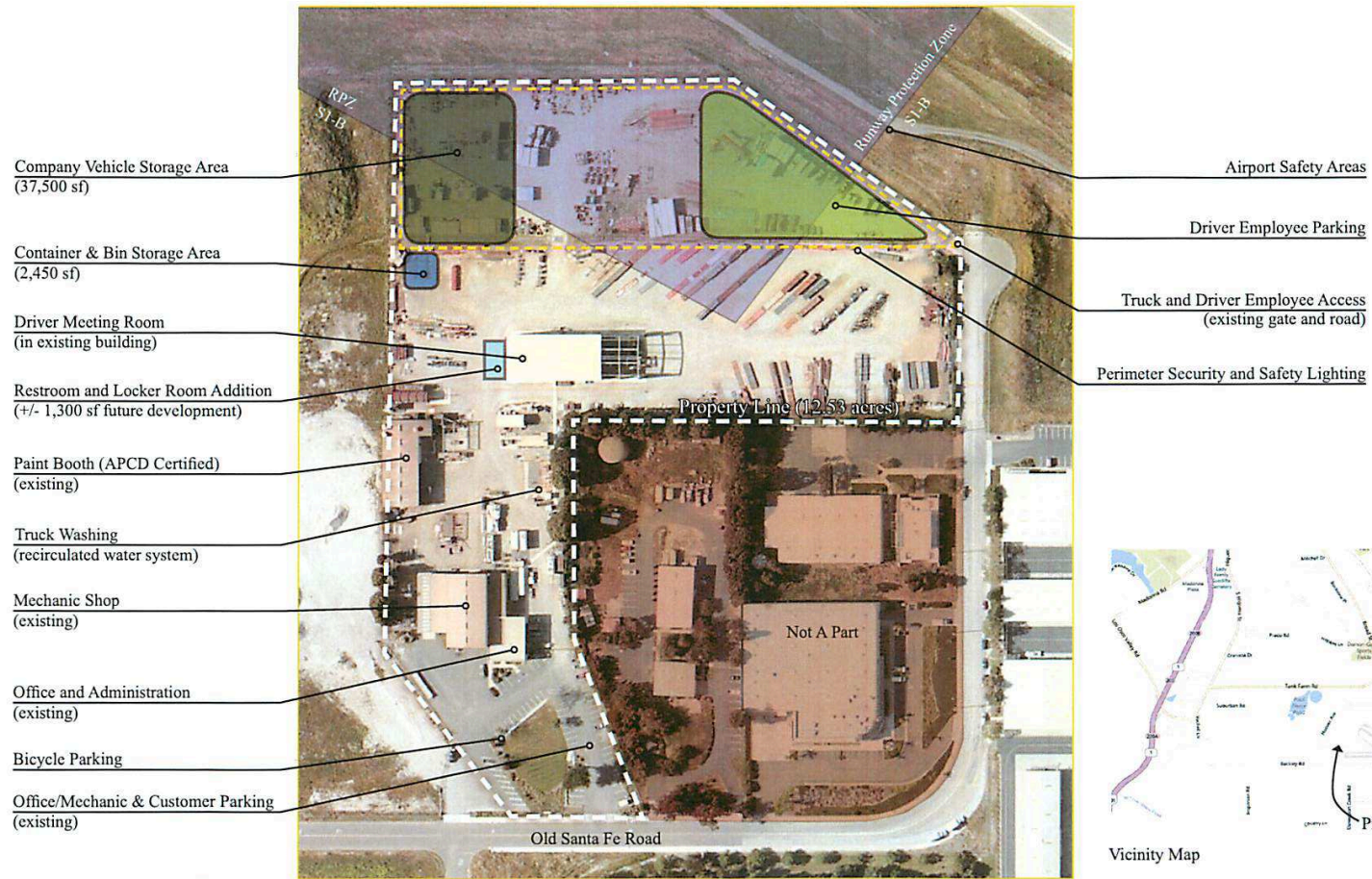


PROJECT
Waste Connections Minor Use Permit
DRC2012-00030

**EXHIBIT**

Site Plan

3-28



WASTE CONNECTIONS, INC.
4388 OLD SANTA FE ROAD, SAN LUIS OBISPO, CA 93401

PROPOSED SITE PLAN
FOR MINOR USE PERMIT

12 October 2012

